

**65 Panora Way NW**  
**Calgary, Alberta**

**MLS # A2290161**



**\$709,000**

<b>Division:</b>	Panorama Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,174 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Watch your kids walk to school! Welcome to this spacious 3-bedroom, 2.5-bath family home on a desirable pie-shaped lot with no neighbors behind in the sought-after community of Panorama Hills, offering 2,174 sq ft of well-planned living space. Step inside and be greeted by 9-foot ceilings throughout the main level and gleaming hardwood flooring. To your left, a versatile spacious Flex room can serve as a Living room or home office. Continue into the heart of the home, where the open-concept living space features a sunny East-facing Family room with a gas fireplace and built-in shelves. The well-appointed Kitchen boasts a centre island with a raised eating bar, granite countertops, stainless steel appliances including a gas stove, and a pantry for ample storage. The adjacent Dining area leads out to the East-facing backyard with a full-width deck and gas hookup—perfect for summer barbecues and entertaining. A powder room completes the main level. On the upper level, a spacious Bonus room with 10'3" vaulted ceiling provides the perfect space for family gatherings or a kids' play station. The generous Primary suite offers a peaceful retreat with a walk-in closet and 5-piece ensuite bath featuring double vanity, soaking tub, and separate shower. Two additional well-sized bedrooms, both with walk-in closets, share a 4-piece bath. A Laundry room with storage space completes this level. Recent updates include brand new carpet throughout the upper level and fresh paint throughout the entire home. The unfinished basement with 2 windows provides excellent potential for future development. Step outside to the fully fenced and landscaped spacious pie-shaped lot, offering privacy with no neighbors behind and plenty of outdoor space. The Double attached garage provides ample parking and storage. Additional highlights include vinyl siding and

roof both replaced in 2025, bullnosed wall edges throughout for a refined finish, and an included water softener. Located in family-friendly Panorama Hills, this home is within walking distance to Buffalo Rubbing Stone School, shopping at Country Hills Village, playground, and restaurants. Close proximity to Panorama Hills Golf & Country Club, Vivo Recreation Centre, parks, transit, and major roadways including Stoney Trail. This is a fantastic opportunity to own a move-in ready home in one of Calgary's most desirable Northwest communities!